

WASBO Facilities Conference

Capital Improvement Planning

Aligning Resources to Make A Difference for Kids

October 31, 2022



Team Activity

- How do you conduct Capital Improvement Planning and ranking each year?





Facilities Committee | Introductions

Greendale Schools Leadership:

- Jonathan Mitchell, Director of Business Services
- Steve Coombs, Director of Buildings and Grounds

Committee Facilitator:

- Michael A. Hacker, Cadence Consulting

Facilities Committee Members:

- Thor Misko
- Chad Simonis
- Bob Lange
- Paul Widlarz
- Luis Belmontes
- Noelle Joers Yanisch



Facilities Committee | Charge

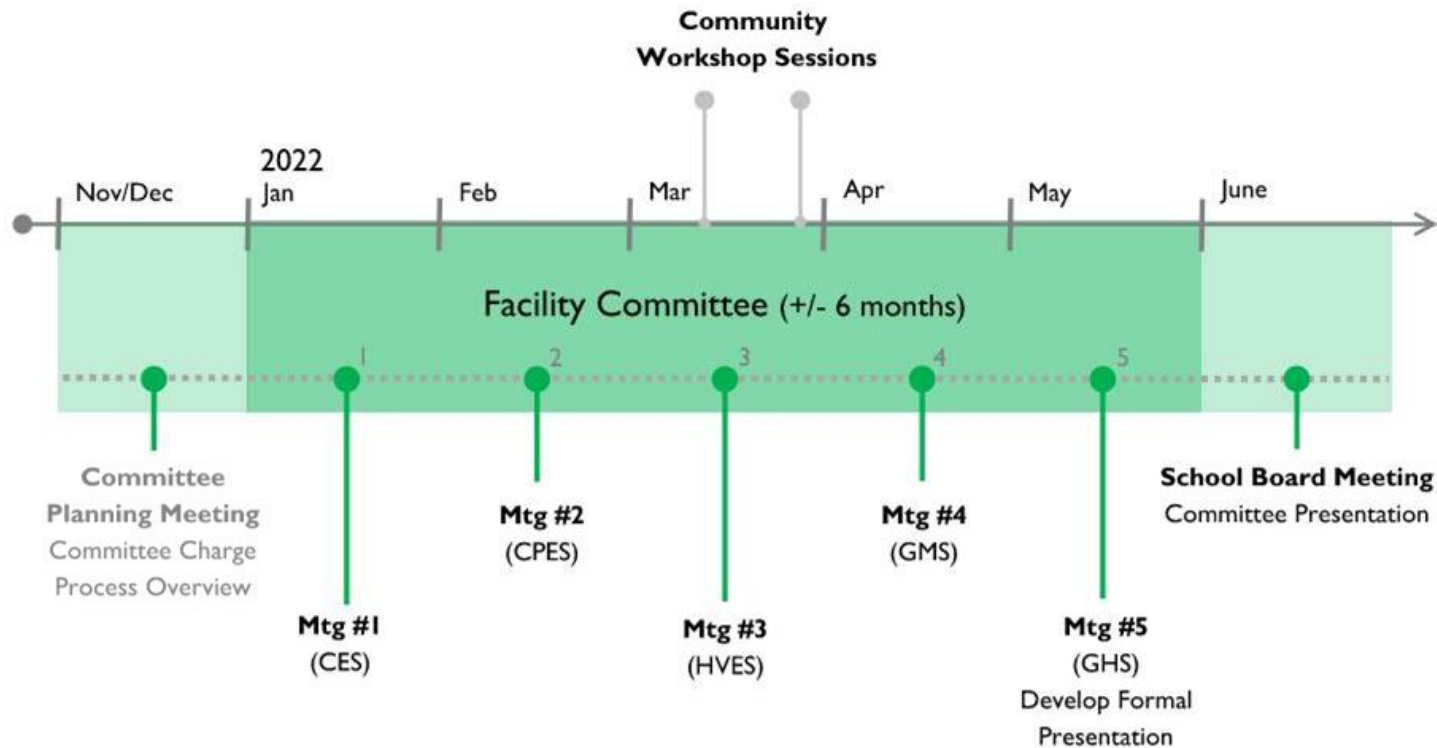
Charge: Engage a citizen team in **evaluating a long range facility plan** that **supports learning opportunities** aligned with flexible educational access, including indoor and outdoor spaces.

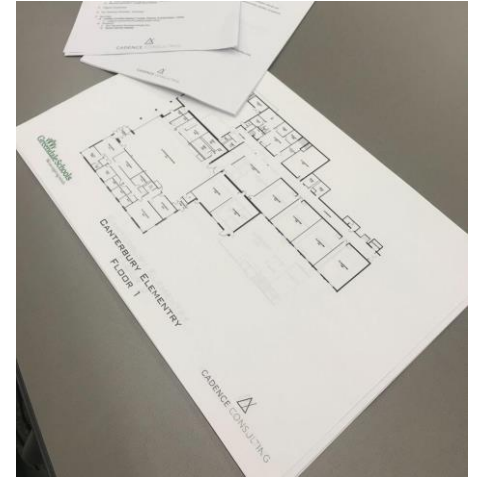
Goal: Consensus on a Prioritization Tool

Evidence: Long range facility plan



Facilities Committee | Work Plan





Facilities Committee | Key Observations



Facilities Committee | Project Prioritization

Building Codes		Greendale Schools Cultivating Excellence In Every Student										5-Severe Impact 4-High Impact 3-Moderate Impact 2-Minor Impact 1-Long Range Implication/NA								
Project Number	Project (brief description)	Building Code	(1) Health & Safety	(2) Laws & Regulations Code Updates	(3) Outdated Facilities / Program Changes	(4) Energy Savings/Sustainability (RO2)	(5) Core Mission Needs (Education Enhancement)	(6) Capacity	(7) Equity among schools	(8) Security	Total Weight	Original Estimate	Target Year	Date Completed						
1	UNIVENTS	HV	5	5	2	2	5	1	4	1	31	\$870,000.00		Budget						
2	WOOD SHOP DUST COLLECTOR	GMS	5	5	5	5	1	1	1	2	1	25	\$50,000.00		ESSER					
3	KITCHEN SINKS (PER HEALTH INSPECTOR)	GMS	5	5	5	5	1	1	1	3	2	24			Contingency					
4	CEILING HEATER POOL ROOM	GHS	1	3	5	5	2	1	1	1	2	1	24	\$10,000.00	2021	Food Service/Contingency				
5	EXTERIOR DOOR REPLACEMENT	GHS	5	3	5	5	2	1	1	1	2	1	24	\$17,000.00		Fund 41 - Capital Project				
6	NEW KEY SYSTEM (DISTRICT)	GHS	5	1	5	5	2	1	1	1	5	5	24	\$330,000.00		Fund 41 - Capital Project - High School				
7	EXTERIOR DOOR REPLACEMENT	GMS	5	3	5	5	2	1	1	2	5	24	\$54,000.00		Fund 41 - Capital Project - High School					
8	KITCHEN UNIT REMOVED 143	GHS	1	1	5	5	1	4	1	3	1	2	22	\$2,500.00		Maintenance Budget				
9	BOILER REPLACEMENT	CANT	2	5	5	5	1	5	1	2	1	22	\$450,000.00							
10	GENERATOR PROJECT	GHS	5	1	5	5	1	1	1	5	1	2	21		2025					
11	GENERATOR PROJECT	GMS	5	1	5	5	1	1	5	1	2	21								
12	GENERATOR PROJECT	CANT	5	1	5	5	1	1	5	1	2	21								
13	Parking Lot Signage	HV	5	5	2	1	1	1	1	2	4	21	\$500.00	2022						
14	Generator Project	HV	5	1	5	5	1	1	5	1	2	21								
15	GENERATOR PROJECT	CP	5	1	5	5	1	1	5	1	2	21								
16	MUSIC DOOR MAGNET HOLDOPEN	GHS	5	5	1	5	1	1	1	1	5	20	\$5,000.00	2022		Fire Egress Issue with changing				
17	DIVIDERS 103/105 REMOVE/INSTALL	GHS	3	5	1	5	1	4	1	4	1	5	20	\$20,000.00	2022		Maintenance Budget			
18	TRANE TRACERJCI MERGE	DW	5	1	5	5	1	3	1	1	1	5	20	\$106,000.00			ESSER			
19	HALLWAY CLOCKS	GHS	2	1	5	5	1	3	1	1	5	1	19		2022		Maintenance - Lodes			
20	LUNCHROOM TABLES	GMS	2	1	5	5	1	2	1	5	1	19	\$30,000.00	2022		Food Service/Maintenance				
21	SENSORED FLUSH VALVES & FAUCETS	GMS	2	2	2	2	1	1	1	2	1	19	\$125,000.00			ESSER				
22	OFFICE FURNITURE	CANT	2	1	5	2	1	4	1	3	1	19	\$5,000.00			Contingency				
23	CAMERAS	CANT	5	1	2	1	1	4	1	3	5	19				Sara?				
24	TV MONITOR 103/105	GHS	1	1	5	5	1	4	5	1	4	2	1	18			Big projector TV?			
25	REPLACE CHAIRS 141	GHS	2	1	5	5	1	4	5	1	4	2	1	18	\$2,000.00	2022		Maintenance Budget		
26	NEW POLES & LED LIGHTS GAVINSKI FIELD	GHS	2	1	5	5	1	1	1	1	2	18								
27	NEW BASKETBALL HOOP/BACKBOARDS GYM	CANT	1	1	5	5	1	1	5	1	2	1	18	\$15,000.00	2022		PTD			
28	Exterior Building Lights	HV	5	1	3	5	1	1	1	1	1	5	18	\$10,000.00			Back area to up more near the field			
29	PLAYGROUND EQUIPMENT	CP	3	2	5	1	1	2	1	3	5	18	\$75,000.00	2021	9/2021					
30	NEW OUTDOOR SHED	GMS	1	1	5	5	1	1	2	1	1	5	17	\$5,000.00	Summer 2022					
31	LOCKER ROOM BENCHES	GMS	5	1	5	5	1	1	1	2	5	17								
32	SHED	CANT	1	1	5	5	1	1	2	1	5	17	\$5,000.00							
33	NEW COUNTERS IN CLASSROOMS	CANT	2	1	5	5	1	1	2	1	3	1	17							
34	NEW OUTDOOR SHED	HV	1	1	5	5	1	1	2	1	5	17	\$5,000.00							
35	NEW OUTDOOR SHED	CP	1	1	5	5	1	1	2	1	5	17	\$5,000.00							
36	LIGHT FIXTURES LED AUDITORIUM	GHS	1	1	4	5	1	1	1	1	1	16	\$75,000.00							
37	HANDICAP OPENERS ON EXIT DOORS/RESTROOM	GMS	2	5	2	5	1	1	1	3	1	16	\$50,000.00							
38	BACKBOARDS & RIMS	CP	1	1	5	1	1	3	1	1	3	1	16	15,000						
39	DOOR / CLASSROOM NUMBERING	CP	5	1	5	5	1	1	1	1	1	5	16	1,500						
40	RETAINING WALL AROUND SCHOOL	CANT	4	2	5	5	1	1	1	1	1	1	16							
41	ELECTRONIC DRIVEWAY GATES	GMS	2	1	3	1	1	1	1	1	1	5	15	\$50,000.00						
42	CLASSROOM AREA RUGS	CANT	1	1	5	4	1	1	1	2	1	15	\$5,000.00							
43	Exterior/Interior Backboards	HV	3	1	5	4	1	1	1	2	1	15	20,000							
44	PATIO FURNITURE IN COURTYARD 100	GHS	1	1	5	1	2	1	2	1	1	14	?							
45	MPR WINDOW SHADES	GMS	2	1	4	2	1	2	1	2	1	14	?							
46	REMOVABLE MULLION ON MAIN DOORS	GMS	1	1	2	3	1	1	1	2	3	14	?							
47	GAUDD RAILING ALONG DRIVE	CANT	3	2	2	3	1	1	1	2	1	14								



Facilities Committee | Project Prioritization



Facility Assessment Report

Highland View Elementary School - Asset Condition Assessment

Highland View Elementary School			Asset Age and Life Expectancy						Asset Condition Assessment		Additional Asset Information
Asset	Asset Description	Area Served/Located	Average Life Expectancy	Asset Installation Date	Actual Age of Asset	Percent of Life Expectancy Used	Projected Remaining Life	Projected Replacement Year	Asset Condition Assessment	Age-Adjusted Asset Condition	Concerns / Issues / Notes
Mech - Boilers - HW Modular	Thermal Solutions	Whole Building	20	2009	12	60%	8	2029	Caution	Caution	
Mech - Hot Water Distribution	HHW Piping	Whole Building	50	1986	35	70%	18	2039	Caution	Caution	
Mech - Hot Water Pumps	Taco Inline HHW Pumps	Whole Building	30	2020	1	3%	29	2050	Excellent	Excellent	
Mech - Condensing Units	Samsung VRF Units	Original Classrooms	20	2020	1	5%	19	2040	Excellent	Excellent	
Mech - Air Handling Units	Kenard-Nelson AHU	Gymnasium	30	1958	63	210%	0	2021	Alarm	Alarm	HW Coil is almost completely plugged.
Mech - Rooftop Units	RTU-1 Aaon	Multipurpose Rm	15	2020	1	7%	14	2035	Excellent	Excellent	
Mech - Rooftop Units	RTU-2 Aaon	Classroom Addition	15	2020	1	7%	14	2035	Excellent	Excellent	
Mech - Rooftop Units	RERU-1 Renewaire	Admin Offices	15	2020	1	7%	14	2035	Excellent	Excellent	
Mech - Unit Ventilators	Original Unit Ventilators	Classrooms	20	1958	63	315%	0	2021	Alarm	Alarm	Units are original and are limited in providing appropriate ventilation.
Mech - Unit Ventilators	New Unit Ventilator	Rm 94	20	2009	12	60%	8	2029	Caution	Caution	Unit is not providing appropriate ventilation.

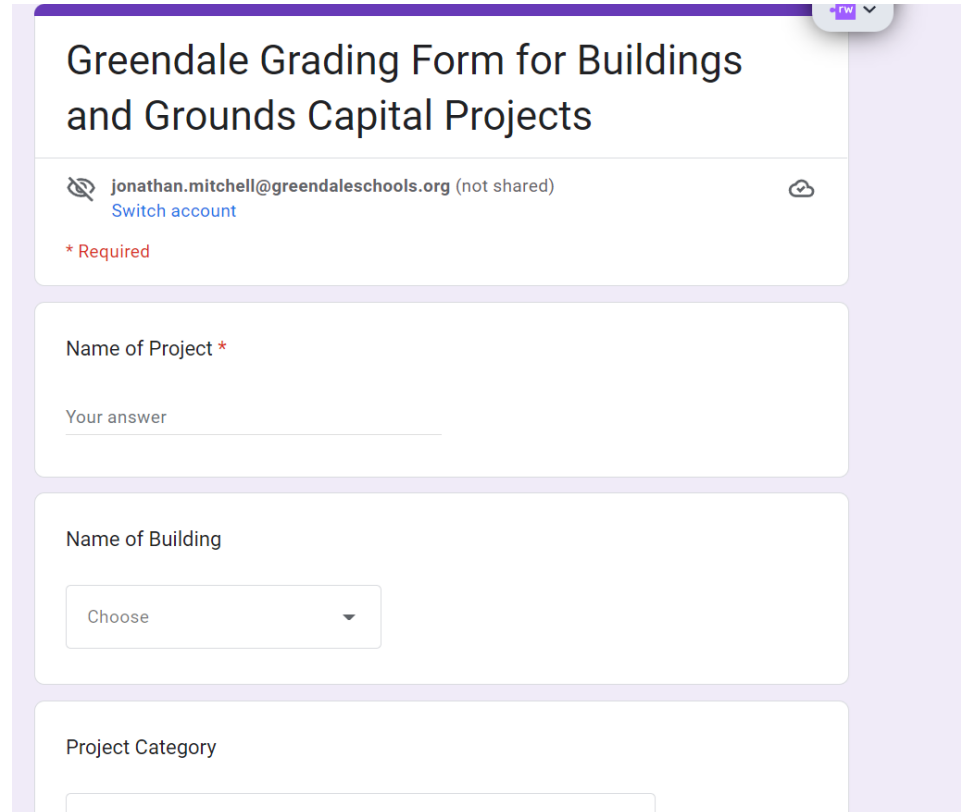
Facilities Committee | Project Grading

Category	Explanation	Possible Points	Category Maximum	Assessment Team		
				Responsibility	Primary Review	Secondary Review
Health and Wellbeing						
Health and Safety	Safety Team Priority	5	5	B&G Director	Safety Team	
Security	Improves Security	5	5	Safety Team		
	Upgrade to Maintain Security	3		Safety Team		
Laws & Regulation, Code Compliance	Code Compliance: Project addresses a code violation issue identified by health inspector, building inspector, fire chief, insurance consultant or other field expert	5	10	B&G Director	Dir Bus Services	
	Law Compliance: Project addresses a potential issue identified by a field expert	5		B&G Director	Dir Bus Services	
Infrastructure						
Outdated Facilities / Program Changes	150% of Useful Life	10	10	B&G Director	Dir Bus Services	
	100% of Useful Life	5		B&G Director	Dir Bus Services	
Energy Savings / Sustainability / Return on Investment	Payback 1-2 Years	10	10	B&G Director	Dir Bus Services	
	Payback 3-8 Years	6		B&G Director	Dir Bus Services	
	Payback 9-12 Years	3		B&G Director	Dir Bus Services	
Facility Needs Essential to Education	Core Instructional Needs: SMART TV, Furniture, Power Strips,	5	15	B&G Director	Dir Bus Services	
	2 or more reactive maintenance work orders in the last 12 months	5		B&G Director	Dir Bus Services	
	Repairs Anticipated to cost 50%+ of replacement	5		B&G Director	Dir Bus Services	
Mission Alignment						
Core Mission Needs / Educational Enhancements	Aligned to Strategic Plan	5	5	Superintendent, District Services Team	B&G Director	
Capacity	Does this project enhance capacity for educational programming for the District. Student Enrollment Capacity	5	10	B&G Director	Dir Bus Services	
	Does this project enhance capacity for extracurricular programming for the District. Student Enrollment Capacity	5		B&G Director	Dir Bus Services	
Equality and Adequacy among Schools	Adequacy - Addresses needs between schools for all students to access the curriculum. Dir Curriculum / Dir Pupil Services	3	5	Dir Curriculum	Dir Pupil Services	Dir Bus Services
	Equality - Consistent need for all students to support programming	2		B&G Director	Dir Bus Services	
Total Points			75			



Facilities Committee | Project Grading

- [Form for Calculating](#)



The screenshot shows a Google Forms interface for a project grading form. At the top, the title is "Greendale Grading Form for Buildings and Grounds Capital Projects". Below the title, the user's email is displayed as "jonathan.mitchell@greendaleschools.org (not shared)" with a "Switch account" link and a cloud icon. A red asterisk indicates a required field. The form contains three visible sections: "Name of Project *" with a text input field containing "Your answer"; "Name of Building" with a dropdown menu showing "Choose"; and "Project Category" with a text input field.



Facilities Committee | Project Grading

A	B	C	D	E	F	G	H	I
	Score	Project	Category	School	Scored by	Budget	Budget Funds Sou	
Priority	40	Auditorium Lighting	Electrical	High School	Dir Building and Grounds	In process	Operations	August 2022
1	40	Wood Shop Dust Collector	Dust Collection	Middle School	Dir Business Services	\$75,000.00	Operations	Summer 2023
2	35	Pool Pit Room / Structural Damage	Building Infrastructure	High School	Dir Building and Grounds	\$100,000.00	Operations	By Summer 2023
3	35	Outdoor Education Space	Parking Lot and Sidewalks - Asphalt and Cor	High School	Dir Business Services	\$30,000.00	Operations, Donations	Summer 2023
4	30	Middle School kitchen sink	Plumbing	Middle School	Dir Building and Grounds	In process	Food Service	August 2022
5	30	Door Handles - Key System - District	Other Category	District	Dir Business Services	\$89,000.00	Operations	Winter 2022
6	30	Auditorium - Exit 29 - Exit 28	Building Envelope - Masonry, Brick, Doors. E	High School	Dir Building and Grounds	\$30,000.00	Operations	Winter 2022
7	27	CA Asbestos Flooring in Art Classroom	Flooring	Canterbury	Dir Business Services	\$15,000.00	Operations	After July 1, 2023
8	25	Room 103/105 Divider Removal/ Installa	Interior Finishes - Paint, Drywall, Casework,	High School	Superintendent	\$25,000.00		After July 1, 2023
9	25	Divider Removal & Installation	Interior Finishes - Paint, Drywall, Casework,	High School	Dir Building and Grounds	\$20,000.00	Operations	After July 1, 2023
10	25	Exterior Door Replacment	Building Envelope - Masonry, Brick, Doors. E	Canterbury	Dir Business Services	\$40,000.00	Operations	After July 1, 2023
11	25	6th Grade Flooring	Flooring	Middle School	Dir Business Services	\$30,000.00	Operations	After July 1, 2023
12	25	HV-3 Boys PE Locker Room	HVAC	High School	Dir Business Services	\$100,000.00	ESSER, Operations	ESSER?
13	25	Chairs in Room 141	Interior Finishes - Paint, Drywall, Casework,	High School	Dir Business Services	\$2,500.00		
14	25	Roofing - North 6th Grade - Section 1, 1	Roofing	Middle School	Dir Business Services	\$150,000.00		Summer 2024
15	25	Lunch Room Tables	Interior Finishes - Paint, Drywall, Casework,	Middle School	Dir Buildings and Grounds, Pupil Services Director	\$50,000.00	Food Service	Food Service - by Summer
17	22	BACKBOARDS & RIMS	Interior Finishes - Paint, Drywall, Casework,	College Park	Dir Business Services	\$20,000.00		Summer 2024
18	22	Cabinetry of CA Art Room	Interior Finishes - Paint, Drywall, Casework,	Canterbury	Dir Business Services			Summer 2024
19	22	Basement Ceiling - Bridge for Kids Area	Interior Finishes - Paint, Drywall, Casework,	Middle School	Dir Business Services, Dir Equity and Instruction			Summer 2024
20	22	Art Room Flooring	Flooring	Highland View	Dir Business Services, Dir Equity and Instruction			Summer 2024



Facilities Committee | Project Grading

Priority Projects

1. **Auditorium LED Lighting**
2. **Woodshop Dust Collector**
3. Pool Pit Room - Structural
4. **Outdoor Education Space - Concrete**
5. Middle School Kitchen Sink
6. Door Handles Districtwide
7. Auditorium Doors



Facilities Committee | Project Grading



Facilities Committee | Project Grading

Dust Collector Project



Facilities Committee | Project Grading

Outdoor Educational Space



Facilities Committee | Project Grading

One-time Funding Opportunities (ESSER) Mechanical Improvements



Facilities Committee | Next Steps

Tool Utilization: District to begin utilizing planning tools

- Completing grading and project profile for all existing projects
 - Gather needed data / reports / cost estimates

Facility Committee: Meet annually to review and refine planning tools

- Committee Meeting | December 6, 2022

Presentations: District to present developed planning tools at upcoming conferences and sessions to share and gather feedback



Facilities Committee | Next Steps

Benefits of Process

Trust with Board and Community

Focus of Projects

Balance of Facility Renovation / Educational Needs

Leverage to Capture Work Orders

Possibilities Thinking

Flexibility - Add Projects Anytime and Rerank

